006.0	0007	0005.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,007,900	/	1,007,900
USE VALUE:	1,007,900	/	1,007,900
ASSESSED:	1,007,900	/	1,007,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		RANDOLPH ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VENCKUS STANLEY & ANNA
Owner 2:	LIFE ESTATE
Owner 3:	
Street 1:	14 RANDOLPH ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	VENCKUS STANLEY & ANNA -
Owner 2:	-
Street 1:	14 RANDOLPH ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Vinyl Exterior and 3167 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4000.000	575,900		432,000	1,007,900
Total Card	0.092	575,900		432,000	1,007,900
Total Parcel	0.092	575,900		432,000	1,007,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 318.30 | /Parcel: 318.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 5988
GIS Ref:
GIS Ref:
Insp Date: 11/17/17

!629!

PREVIOUS ASSESSMENT

Parcel ID: 006.0-0007-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	575,900	0	4,000.	432,000	1,007,900	1,007,900	Year End Roll	12/18/2019
2019	104	FV	424,600	0	4,000.	459,000	883,600	883,600	Year End Roll	1/3/2019
2018	104	FV	424,600	3000	4,000.	334,800	762,400	762,400	Year End Roll	12/20/2017
2017	104	FV	397,400	3000	4,000.	291,600	692,000	692,000	Year End Roll	1/3/2017
2016	104	FV	397,400	3000	4,000.	248,400	648,800	648,800	Year End	1/4/2016
2015	104	FV	352,800	3000	4,000.	243,000	598,800	598,800	Year End Roll	12/11/2014
2014	104	FV	352,800	3000	4,000.	199,800	555,600	555,600	Year End Roll	12/16/2013
2013	104	FV	367,600	3000	4,000.	190,100	560,700	560,700		12/13/2012

PRINT

Date	Time
12/10/20	16:22:49

LAST REV

Date	Time
01/17/18	08:47:28

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 629

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VENCKUS STANLEY	42395-576		4/2/2004	Family	99	No	No		
	13506-74		1/1/1978		62,000	No	No		Y

USER DEFINED

Prior Id # 1:	5988
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/30/2007	396	Manual	8,000	C				remodel front porc
5/7/2001	274	Porch	2,300	C				REPLACE PORCH/STEP

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2017	Inspected	HS	Hanne S
10/21/2017	MEAS&NOTICE	HS	Hanne S
1/23/2009	Meas/Inspect	336	PATRIOT
10/19/1999	Inspected	267	PATRIOT
9/21/1999	Mailer Sent		
9/21/1999	Measured	263	PATRIOT
8/27/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4000		Sq. Ft.	Site		0	80.	1.35	1									432,000						432,000	

Total AC/HA: 0.09183 | Total SF/SM: 4000 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 432,000 | Spl Credit | Total: 432,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.98159635
Const Adj.:	0.99980003
Adj $ / SQ:	166.838
Other Features:	103500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	707518
Depreciation:	131598
Depreciated Total:	575919

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	6	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
1	7	3	M
Totals			
2	13	6	

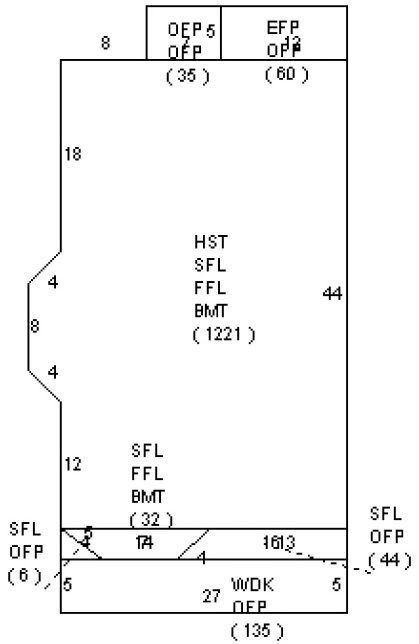
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	166.84
Special Features:	0	Val/Su Net:	116.82
Final Total:	575900	Val/Su SzAd	181.87

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,303	166.840	217,390
BMT	Basement	1,253	50.050	62,714
FFL	First Floor	1,253	166.840	209,048
HST	Half Story	611	166.840	101,855
OFP	Open Porch	315	21.730	6,846
WDK	Deck	135	13.400	1,810
EFP	Enclos Porch	60	72.590	4,355
	Net Sketched Area:	4,930	Total:	604,018

Size Ad	3166.5	Gross Are	5540	FinArea	3167

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 006.0-0007-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	9X18	A	AV	1916	0.00	T	40	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc